

CHIPMAN-PETERSEN + CUTLER BUILDING

411-415 SOUTH MILL AVENUE

The original Petersen Building was constructed in 1898 by Tempe pioneer Niels Petersen, primarily for use as a U.S. Armory. It was home to various offices, businesses and restaurants over the years and was listed on the National Register of Historic Places in 1980. An extensive rehabilitation was completed in 1983, but was completely destroyed by fire in December 1990. A new 9500 square-foot building, designed to recall the forms, materials and openings of the original 2-story structure, was completed in 1992.

The adjoining 6,120 square-foot Cutler Building, completed in 1983, was designed to be compatible with scale, materials and proportions of the Petersen and other nearby buildings. Income derived from this new construction offset costs of rehabilitating the Petersen Building. The two structures occupy a 0.138-acre site.



public role: City acquisition and assembly of land, relocation of owner occupants, tenants and businesses, provided a site for construction of the new Cutler building and made historic rehabilitation possible. The City also provides the parking necessary for the rehabilitation project.

developer: Cutler Properties

architect: rehabilitation: Allan Steppe

builder: Lawrence Cutler, Cutler Properties
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